

**New Hartford Zoning Board of Appeals
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Town Hall – 530 Main Street
August 16, 2022 at 7:00 PM**

PRESENT: Chairman Mary Lou Rayno, Paul Griffin, Keith Schaufler, Alternates Art Jackman and John Wilhelm.

ABSENT: Lew Chappel, David Jones, and Alternate Tony Persechino.

Chairman Mary Lou Rayno called the meeting to order at 7:00PM. Mr. Wilhelm was seated for Mr. Jones while Mr. Jackman was seated for Mr. Chappel.

1. PUBLIC HEARINGS:

A. Thomas Beecher/Applicant – Thomas & Amy Beecher/Owner – Map 06A – Block 112 – Lot 067 – 142 Camp Workcoeman Road – Special Exception(s) - Section 7.B.3: Raze and Re-Building New Home Within Setbacks. Section 7.1.C.2: Increase Floor Area Ratio to 0.11.

The legal ad for the public hearing was read into the record with it having been noted as running the requisite two times, August 4, 2022 and August 11, 2022, in The Hartford Courant. It was noted that the Certificate(s) of Mail had been received, serving as evidence that notice of the public hearing was provided to the neighbors.

Thomas and Amy Beecher, accompanied by Professional Engineer David Whitney, appeared before the board regarding this application. Mr. Beecher reminded the board that a letter had been submitted from Peter Mannon, the abutting property owner to the south, along with a copy of a letter from David and Lorraine Minor, who live on the other side of the Mannon's. Lastly, a letter had also been submitted by Steve and Lynn Florio, the neighbors on the north side of the subject property. Mr. Beecher questioned whether the board had received a copy of the wetlands permit. Mr. Lucas confirmed.

Mr. Beecher reported having consulted with both his engineer and Mr. Lucas when the site plan was being prepared, explaining that the intention was to save as many as the trees and as much as the laurel as possible. Mr. Beecher indicated that the new cottage will be located in the same footprint as the existing cottage which will minimize the disturbance of the trees and shrubs. Currently there is no lawn anywhere, according to Mr. Beecher. He noted that the 25' natural buffer will be maintained, which is required by the Zoning Regulations.

Mr. Beecher indicated that the current house is 40' from the lake but the plan was to pull it back from the lake slightly so that it will be 43' at the closest point to the lake. He noted that the home is currently 9.3' from the southerly boundary line and reported that it would be pulled back slightly so that it is 10' from the boundary.

Mr. Beecher explained that the proposed home is approximately 2400 square feet of living space. The gross floor area, which includes attic and basement, is 3,376 square feet. Mr. Beecher noted that approval had been received from the Farmington Valley Health District.

Mr. Whitney reminded the board that the application was before them for Floor Area Ratio (FAR). He noted that it is allowed to be increased beyond 10%, up to 20%, with a special

exception. Mr. Whitney reviewed the submitted site plans, noting that the septic system, as designed, allows a lot of the vegetation to remain.

The architectural drawings were reviewed.

Ms. Rayno noted that there were four bedrooms planned and questioned the notation on the plans as “An Area of Concern”. Mr. Whitney explained that the Connecticut Public Health Code identifies a number of areas of concerns when it comes to septic systems and those are shallow depth to ledge rock, shallow depth to impervious hardpan, or shallow depth to a high seasonal groundwater table. Noting his past experience with this area including the boy scout camp, Mr. Whitney explained that there is a compact glacial till generally found a couple feet down and there is a perched water table in the springtime on top of the glacial till. The public health code has various minimum separation distances from the bottom of the septic system to ledge rock, hardpan, and ground water, according to Mr. Whitney. In the case of ground water, the minimum vertical distance is 18” to allow unsaturated flow. It is an area of concern because of the high ground water which is why the septic system, similar to the others he has worked on this area, are raised up with fill, utilizing approved septic sand, according to Mr. Whitney.

Ms. Rayno questioned the height of the proposed cottage and whether it will be higher than the existing cottage. Mr. Beecher confirmed but noted that it is within what is allowed by the regulations. Mr. Whitney noted the height of the proposed cottage is 21’, indicating the maximum that is allowed for the zone is 35’.

Mr. Schaufler questioned whether the walkout porch was included in the proposed setback. Mr. Beecher confirmed. Mr. Jackman questioned whether the plunge pool was added due to the larger foundation. Mr. Whitney confirmed, noting that there is already a natural depression. He explained that typically foundation drains have very little flow. Mr. Jackman questioned the likely rate from that. Mr. Whitney noted that it varies. Mr. Jackman questioned whether it could be a couple of gallons per minute. Mr. Whitney conceded that it could be. He characterized the plunge pool as overkill, noting that he had not calculated the flow from the foundation drain. He explained that typically foundation drains are ¼” at the bottom of the pipe. Mr. Jackman explained that he had seen more coming from his own. Mr. Whitney noted that a riprap plunge pool included in the design in the event that there is a very high seasonal water table.

Mr. Jackman questioned whether there was underground electrical planned and if it was coming down the driveway. Mr. Whitney explained that it will come through the neighboring property. Mr. Beecher indicated that there was an easement existing with SNET and Eversource.

The hearing was open to the public.

Steve Florio of 146 Camp Workcoeman Road spoke in favor of the application.

Mr. Beecher noted that his neighbors, the Florio’s, the Mannion’s, and the Minor’s, had all constructed new homes and that his proposed home would fit in nicely with the neighborhood.

Mr. Jackman questioned whether there had been any other correspondence sent out. Mr. Lucas noted that there had been none other than what had been discussed.

MOTION: Mr. Schaufler, Mr. Wilhelm second, to close the public hearing; unanimously approved.

2. PENDING APPLICATIONS:

A. Thomas Beecher/Applicant – Thomas & Amy Beecher/Owner – Map 06A – Block 112 – Lot 067 – 142 Camp Workcoeman Road – Special Exception(s) - Section 7.B.3: Raze and Re-Building New Home Within Setbacks. Section 7.1.C.2: Increase Floor Area Ratio to 0.11.

Following the motion, Ms. Rayno invited discussion among the seated board members. Mr. Jackman appreciated that there had already been approval received from the Inland Wetlands Commission. Ms. Rayno opined that the plan was put together well, especially with the intention to protect the trees and vegetation.

MOTION: Mr. Schaufler, Mr. Jackman second, to approve the application in the matter of Thomas Beecher/Applicant – Thomas & Amy Beecher/Owner – Map 06A – Block 112 – Lot 067 – 142 Camp Workcoeman Road – Special Exception(s) - Section 7.B.3: Raze and Re-Building New Home Within Setbacks. Section 7.1.C.2: Increase Floor Area Ratio to 0.11; unanimously approved.

3 NEW BUSINESS:

None.

4. OTHER MATTERS:

None.

5. APPROVAL OF MINUTES: November 16, 2021.

MOTION: Mr. Schaufler, Mr. Griffin second, to approve the November 16, 2021 Minutes; unanimously approved.

MOTION: Mr. Griffin, Mr. Schaufler second, to adjourn at 7:31PM; unanimously approved.

**Respectfully submitted,
Pamela A. Colombie
Recording Secretary**